

# Community Profiles Map Series for Nicollet County

Maps for HTC 2017, RFP 2016

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Minnesota Housing Planning, Research, and Evaluation | See <a href="www.mnhousing.gov">www.mnhousing.gov</a> > Policy & Research > Community Profiles

<sup>\*</sup> Indicator applies to rental and homeownership market.

1) Total Low and Moderate Wage Jobs within 5 Miles (by region)

**Nicollet County** 



1,860-2,913

2,914-5,139

5,140-8,621

>18,621

#### NonTwin Cities MSA

< 3,825

3,825-7,657

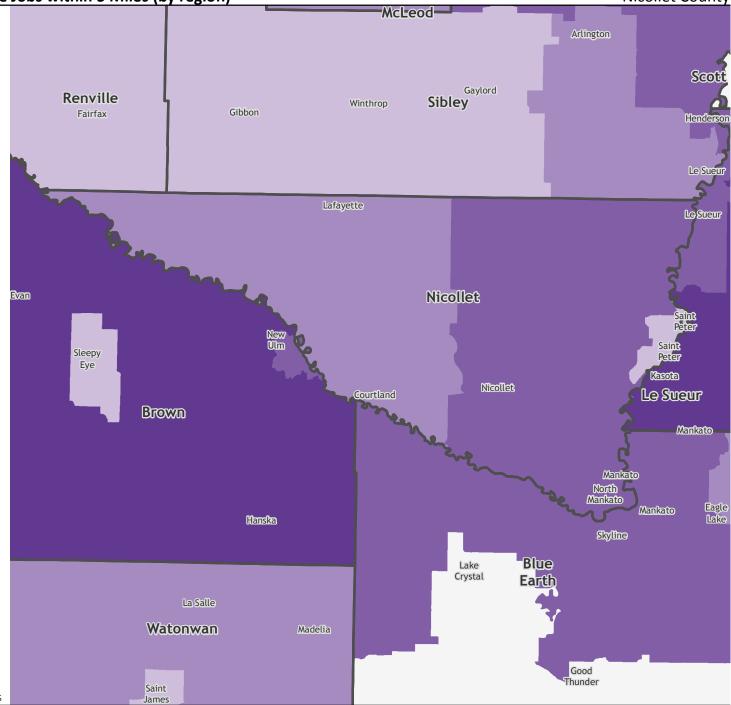
7,658-24,877

24,878-39,296

## Twin Cities 7 County

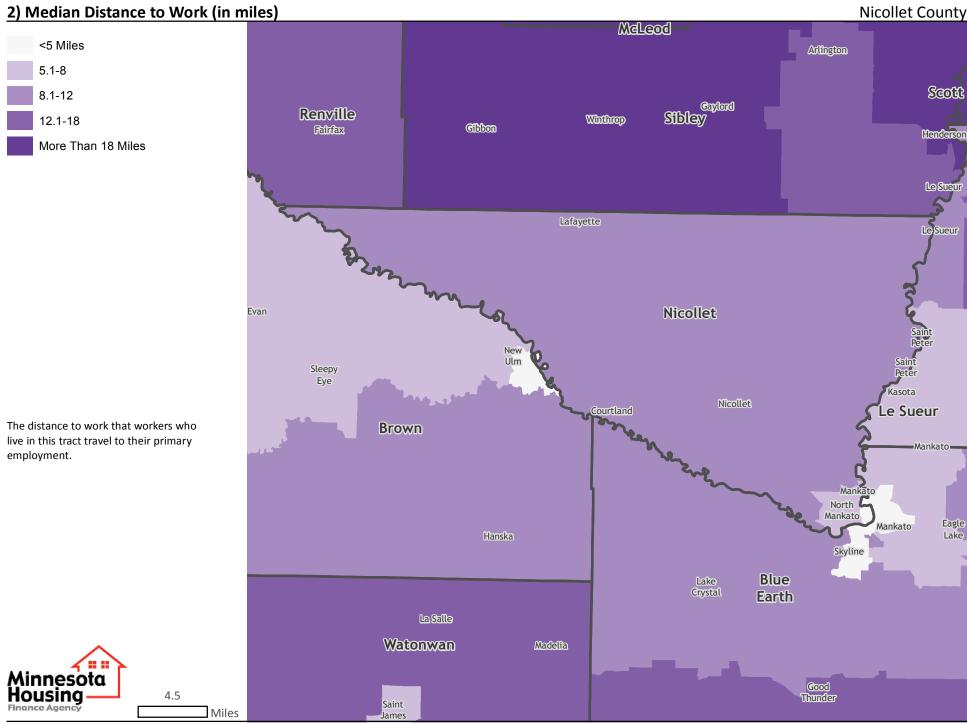
<32,744

Low and Moderate Wage jobs are defined as those with monhtly incomes <\$3,333 (about \$40,000 anually). Jobs are summarized with the census tract and within 5 miles of the census tract boundary.

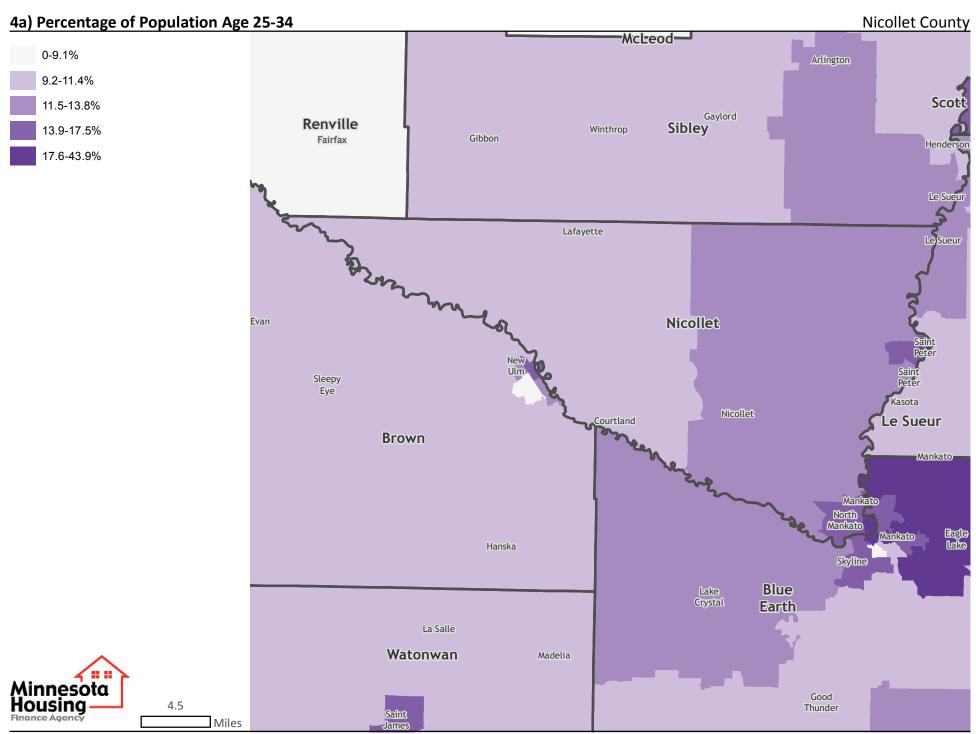




4.5 Miles



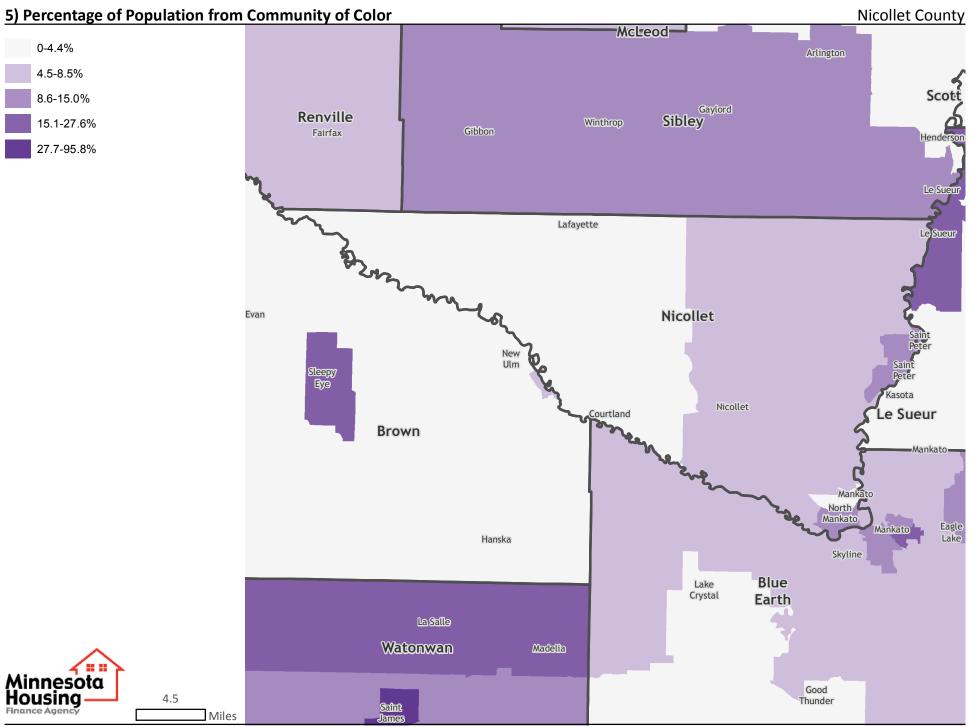
3) Unemployment Rate (February 2015) **Nicollet County** McLeod 0-3.0% Arlington 3.3-3.5% Scott 3.6-4.3% Gaylord Renville Sibley >4.3% Winthrop Gibbon Fairfax Henderson Le Sueur Lafayette Le Sueur **Nicollet** Evan Saint Peter Sleepy Eye Kasota Nicollet Le Sueur Unemployment rates are reported from the Brown city rates if city data is published, and by Mankato county if no city data is available. North L Mankato Eagle Mankato Lake Hanska Skyline Blue Lake Crystal **Earth** La Salle Watonwan Madelfa Good 4.5 Thunder Miles

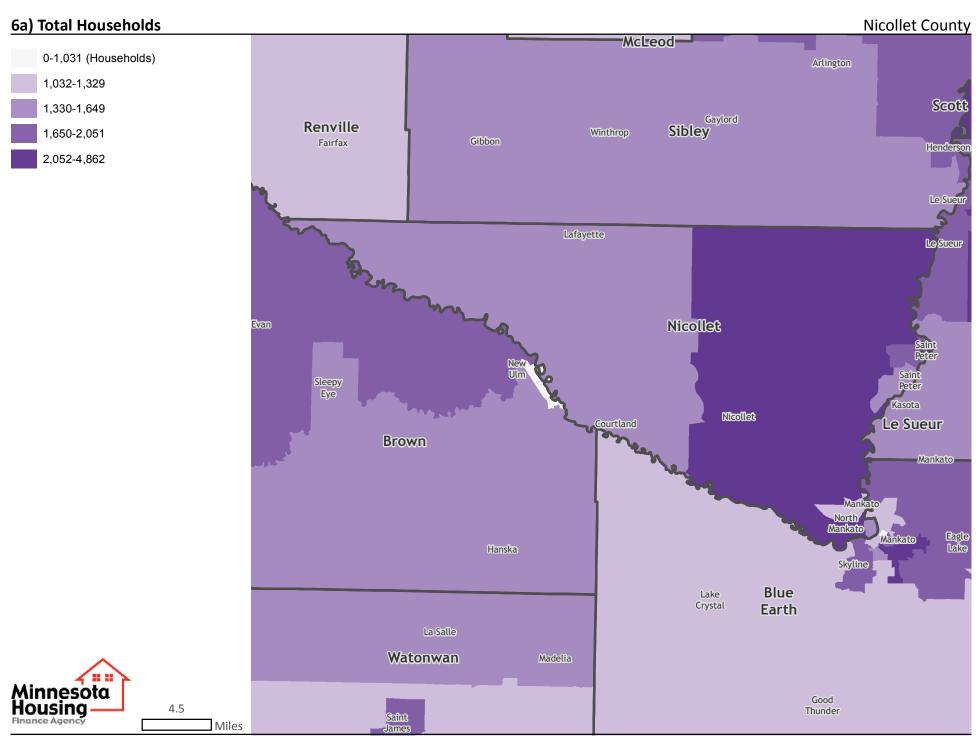


4b) Percentage of Population Age 55+ **Nicollet County** McLeod 0-19.2% Arlington 19.3-24.5% Scott 24.6-29.1% Stipley exploid Renville Winthrop 29.2-33.8% Gibbon Fairfax Henderson 33.9-67.2% Lafayette Le Sueur Nicollet Evan Saint Peter Saint Peter Sleepy Eye Kasota Nicollet Le Sueur Courtland Brown Mankato North Mankato Eagle Lake Mankato Hanska Skyline Blue Lake Crystal Earth La Salle Watonwan Madelia Minnesota Housing Good Thunder 4.5 Saint Miles

4c) Percentage of Population Age 55-64 **Nicollet County** McLeod 0-9.2% Arlington 9.3-11.3% Scott 11.4-13.2% Sibley Gaylord Renville 13.3-15.1% Winthrop Fairfax Gibbon Henderson 15.2-26.4% Lafayette Le Sueur Nicollet Evan Saint Peter Saint Peter Sleepy Kasota Nicollet Le Sueur Brown Mankato North Mankato Mankato Eagle Hanska Lake Skyline Blue Lake Crystal Earth La Salle Watonwan Madelia Minnesota Housing Good Thunder 4.5 Saint Miles

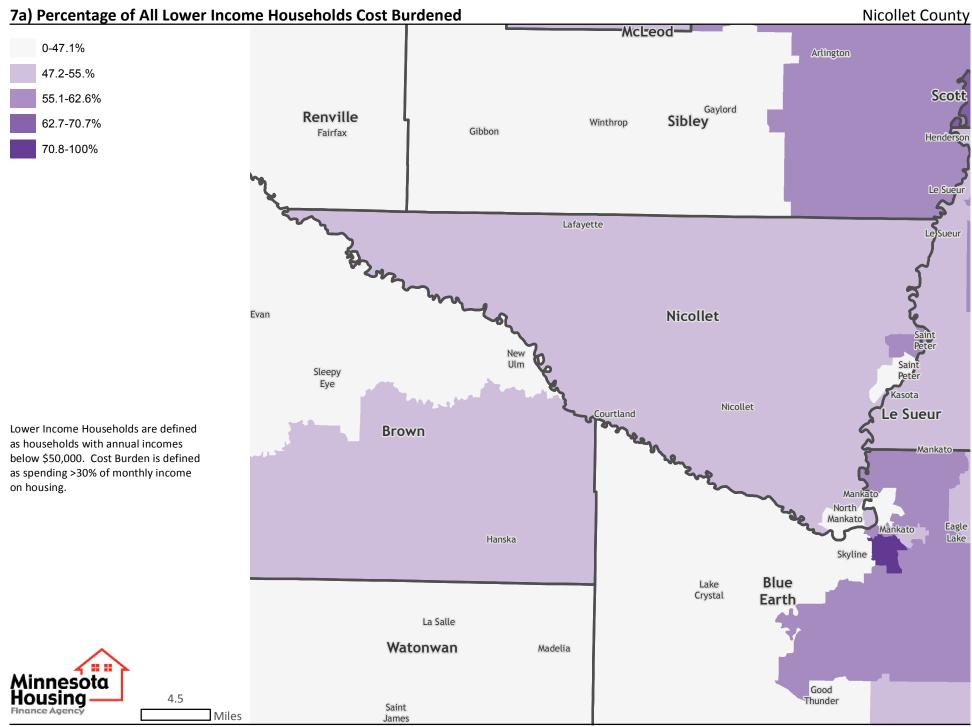
4d) Percentage of Population Age 65+ **Nicollet County** McLeod 0-8.2% Arlington 8.3-11.6% Scott 11.7-14.8% Sibley Gaylord Renville Winthrop 14.9-18.9% Gibbon Fairfax Henderson 19.0-55.2% Lafayette Le Sueur Nicollet Evan Saint Peter Sleepy Eye Kasota Nicollet Le Sueur Courtland Brown Mankato North -Mankato Eagle Hanska Lake Skyline Blue Lake Crystal Earth La Salle Watonwan Madelia Minnesota Housing Good Thunder 4.5 Saint

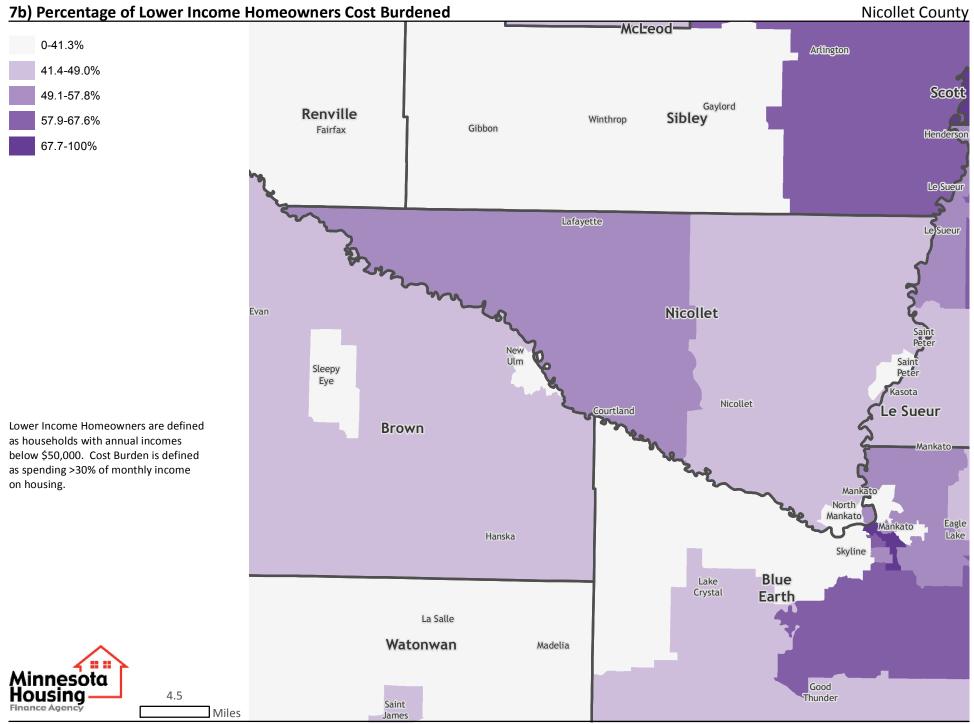


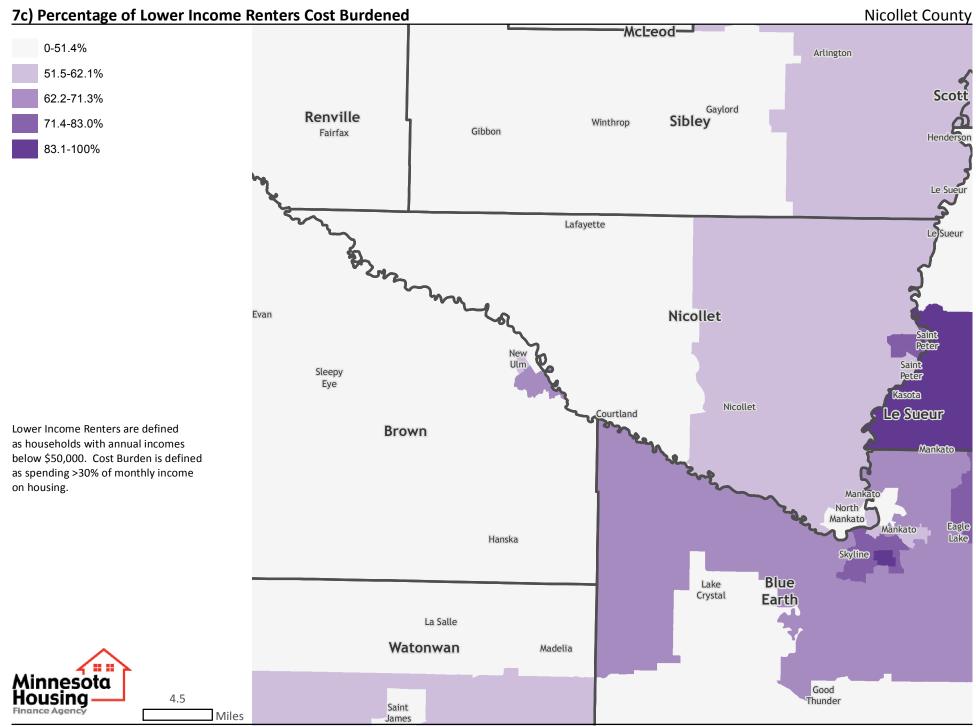


6b) Absolute Change in Households (2000-2013) **Nicollet County** McLeod Loss of 42+ Households Arlington Loss 0-42 Households Scott Gain of 1-108 Households Gaylord Renville Sibley Gain 110-2757 Households Winthrop Gibbon Fairfax Henderson Gain 276+ Households Lafayette Le Sueur **Nicollet** Evan Saint Peter Sleepy Eye Kasota Nicollet Le Sueur **Brown** Mankato Hanska Blue Lake Crystal **Earth** La Salle Watonwan Madelia Minnesota Good 4.5 Thunder Saint Miles

6c) Percent Change in Households (2000-2013) **Nicollet County** McLeod Loss of >3.4% Arlington Loss of 0-3.3% Scott Gain of 0-7.8 Gaylord Renville Sibley Gain of 7.9-18.8% Winthrop Gibbon Fairfax Henderson Gain of >18.9% Lafayette Le Sueur **Nicollet** Evan Saint Peter Sleepy Eye Kasota Nicollet Le Sueur **Brown** Mankato Hanska Blue Lake Crystal **Earth** La Salle Watonwan Madelia Minnesota Good 4.5 Thunder Saint Miles







8) Median Household Income (by region) **Nicollet County** McLeod **Greater Minnesota** Arlington \$0-\$41,111 Scott \$41,112 - \$47,179 Gaylord Renville Sibley Winthrop \$47,180 - \$51,723 Fairfax Henderson \$51,724 - \$57,100 \$57,101 -\$82,207 **NonTwin Cities MSA** Lafayette Le Sueur \$0- \$42,783

\$42,784 - \$50,389

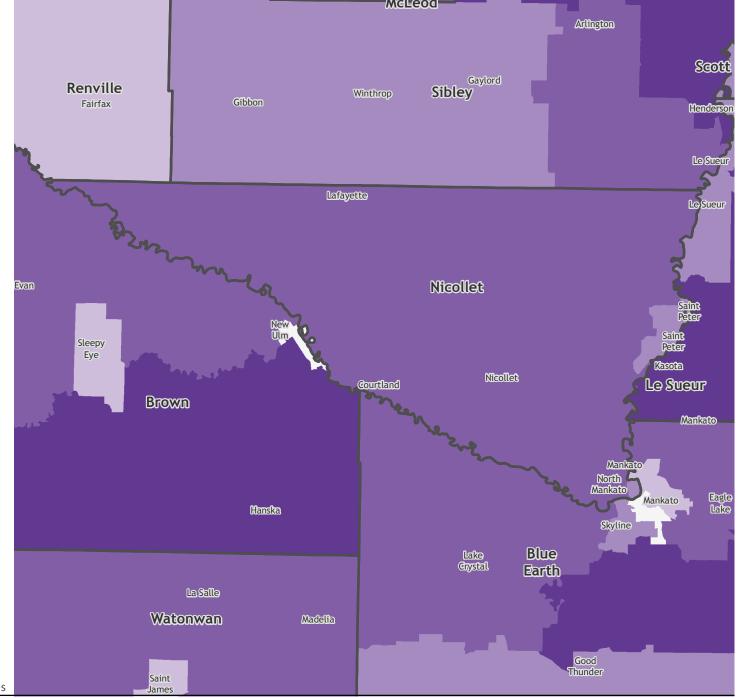
\$50,390-\$59,736

\$59,737 - \$70,049

\$70,050 - \$147,895

#### **Twin Cities 7 County**

\$58,731 - \$73,188





4.5 Miles 9) Median Family Income (by region)

**Nicollet County** 



\$0- \$52,401

\$58,751 - \$63,750

\$63,751 - \$68,789

\$68,790 - \$91,500

#### **NonTwin Cities MSA**

\$0-\$56,024

\$56,025-\$64,815

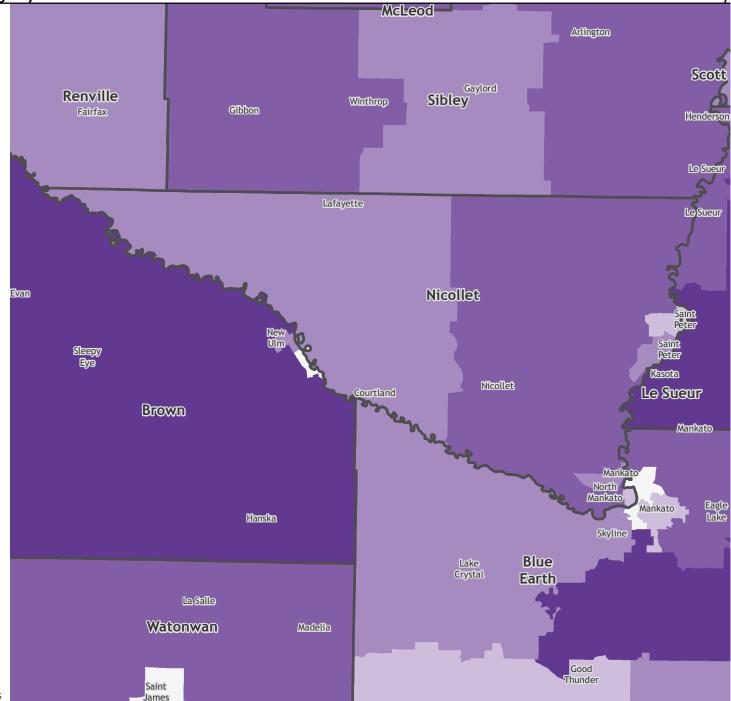
\$64,816-\$72,223

\$72,224-\$81,287

\$81,288-\$161,458

#### **Twin Cities 7 County**

\$73,237-\$89,353





4.5 Miles

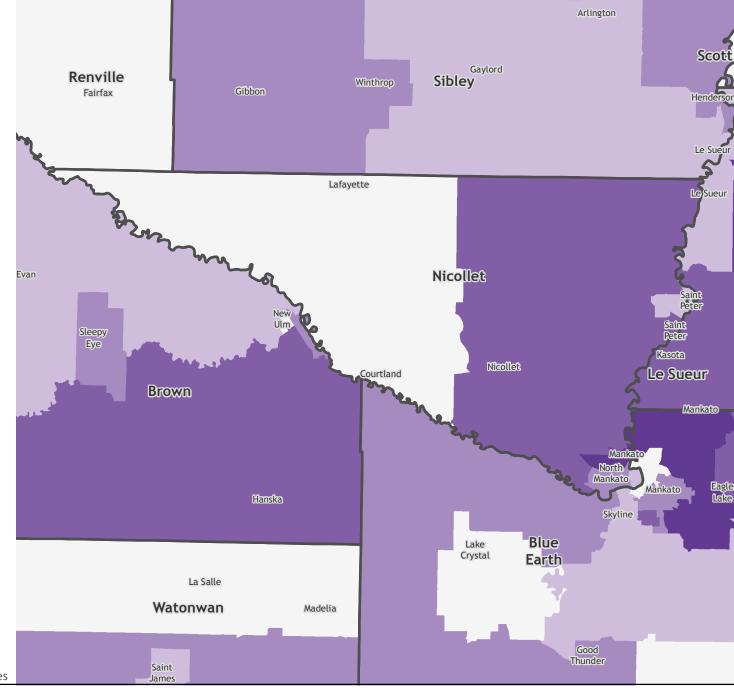
**Nicollet County** 10) Poverty Rate McLeod-0-4.7% Arlington 4.8-7.8% Scott 7.9-11.4% Renville Sibley 11.5-17.8% Winthrop Gibbon Fairfax Henderson 17.9-100% Lafayette Le Sueur **Nicollet** Evan Saint Reter Eye Kasota Nicollet Le Sueur Percentage of the population **Brown** below poverty thresholds as Mankatopublished by the American Community Survey. Mankato North Mankato Eagle Mankato Lake Hanska Skyline Blue Lake Crystal Earth La Salle Watonwan Madelia Minnesota Housing Good 4.5 Thunder Miles

11) Homelessness Rate by region (per 10,000 people) **Nicollet County** -McLeod-<8 (persons homeless per 10,000 Arlington 9-10 Scott 16-25 Gaylord Renville Sibley Winthrop Fairfax Gibbon Lafayette Nicollet Evan Sleepy Eye Kasota Nicollet Le Sueur Homelessness rate per 10,000 people Brown available by region. Includes sheltered Mankatocounts and unsheltered counts when available. Survey completed October 2012. Mankato North C Mankato Eagle Mankato Lake Hanska Skyline Blue Lake Crystal Earth La Salle Watonwan Madelia Good 4.5 Thunder Saint Miles

12) Median Rent (by region) **Nicollet County** -McLeod-Greater Arlington Minnesota \$0-\$543 Gaylord Renville Sibley Winthrop \$544-\$600 Fairfax \$601-\$669 \$669-\$745 \$746-\$1,432 Lafayette **NonTwin Cities** Le Sueur **MSA** \$0-\$596 \$597-\$683 **Nicollet** Evan \$684-\$771 \$772-\$923 Saint Peter Sleepy \$924-\$1,696 Eye Kasota

### **Twin Cities 7** County

\$0-\$803





4.5 Miles 13) Affordable Rental Housing Gap

>35 fewer affordable units than lower income renters

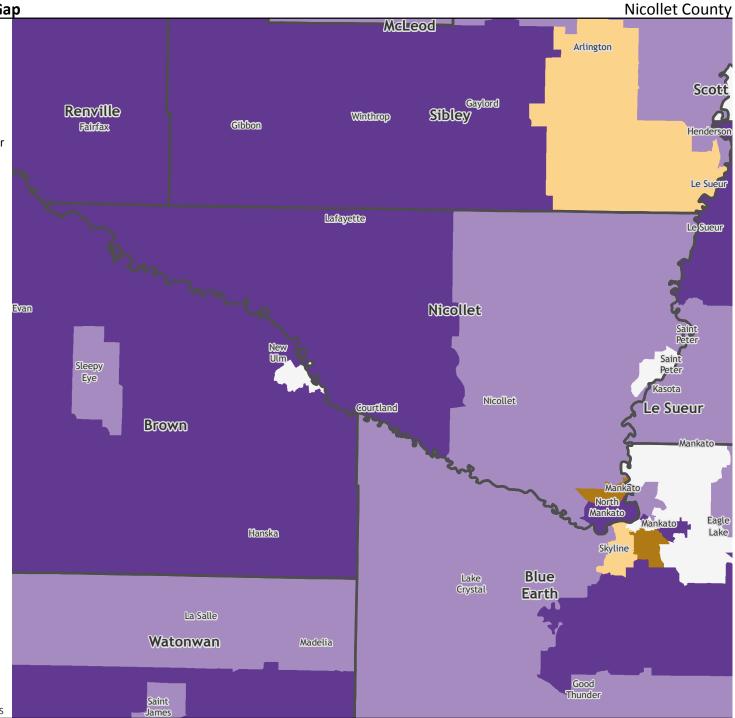
0-35 fewer affordable units than lower income renters

0-33 more affordable units than lower income renters

34-71 more affordable units than lower income renters

72-350 more affordable units than lower income renters

Estimate of the difference between total rental housing units affordable to households with incomes <80% AMI and households with those incomes who live in the tract.

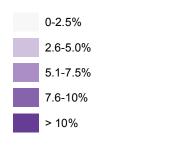




4.5 Miles

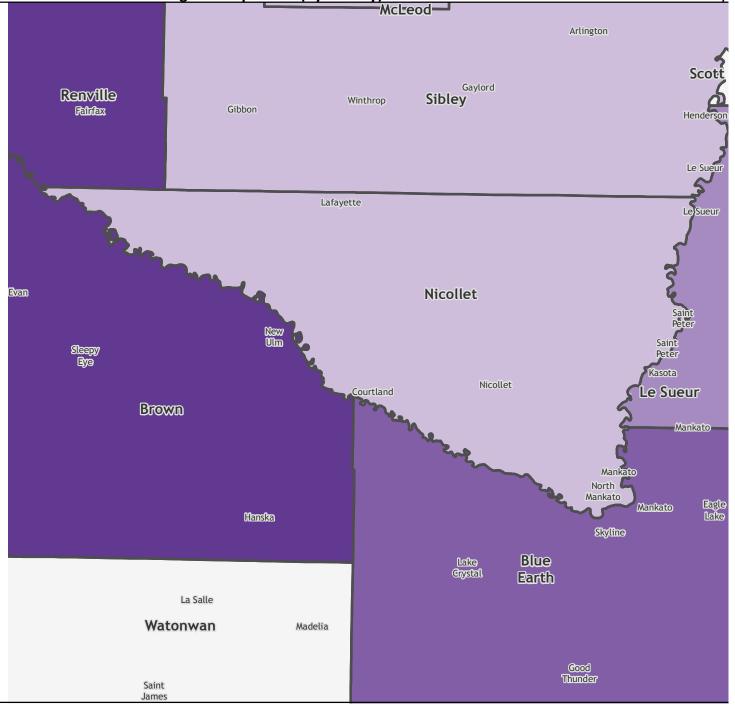
14) Rental Vacancy Rate for Subsidized Affordable Housing Developments (by County)

**Nicollet County** 



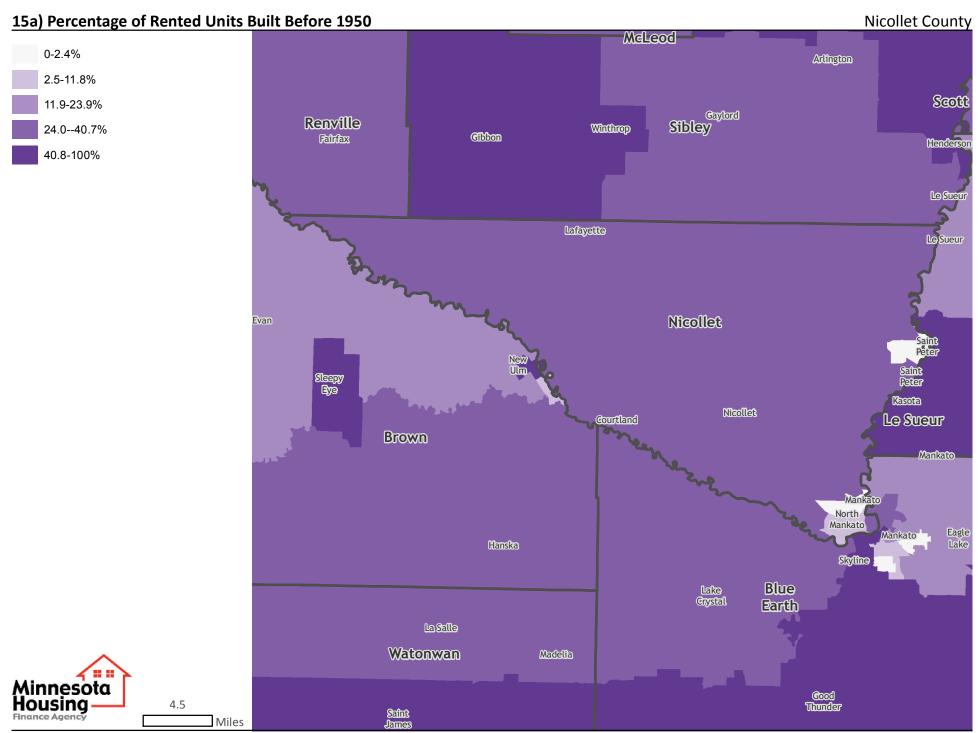
Rental vacancy rates for the county for subsidized affordable housing units that are in the portfolios of Minnesota Housing and USDA Rural Development, by County. Counties with fewer than five properties are suppressed for accuracy reasons.

Point in time vacancy rates for January 2014.





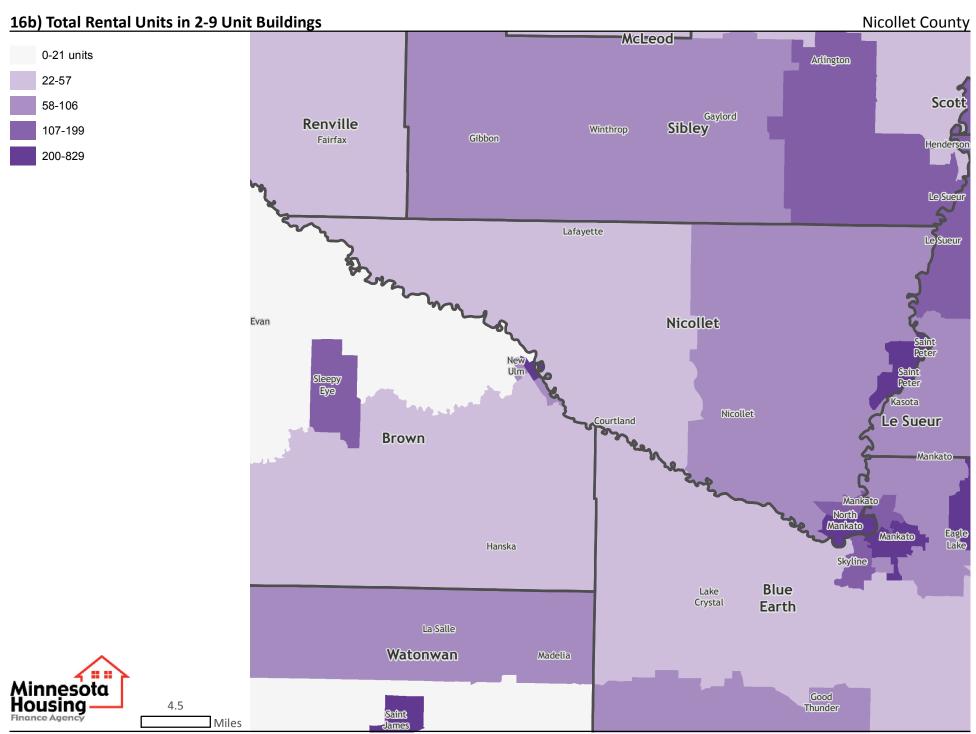
4.5 Miles



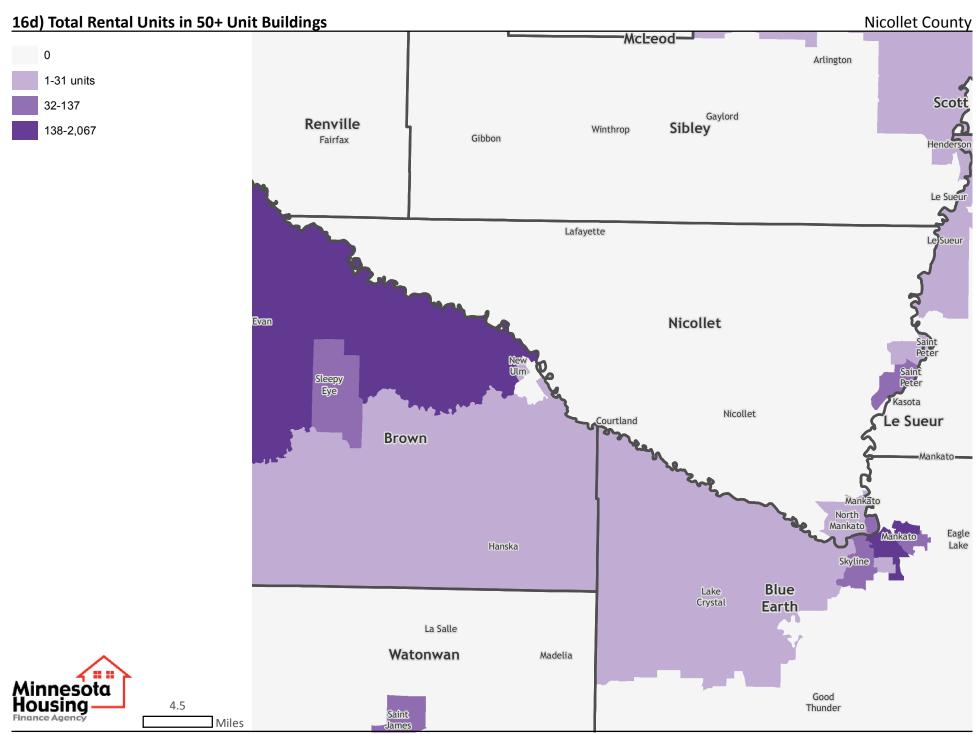
15b) Percentage of Rented Units Built 1950-1979 **Nicollet County** -McLeod-0-21.6% Arlington 21.7-32.6% Scott 32.7%-42.5% Gaylord Renville Sibley 45.6-56.1% Winthrop Fairfax Gibbon Henderson 56.2-100% Lafayette Nicollet Evan Saint Peter Sleepy Eye Kasota Nicollet Le Sueur Courtland **Brown** Mankato. North Mankato Eagle Mankato Hanska Skyline Blue Lake Crystal **Earth** La Salle Watonwan Madelia Minnesota Good Thunder 4.5 Saint Miles

15c) Percentage of Rented Units Built 1980 and Later **Nicollet County** McLeod 0-14.8% Arlington 14.9-27.7% Scott 27.8-40.2% Renville Sibley 40.3-59.7% Winthrop Fairfax Gibbon 59.8-100% Lafayette Le Sueur **Nicollet** Evan Saint Peter Sleepy Eye Kasota Nicollet Le Sueur **Brown** Mankato Mankato Mankato Mankato Hanska Skyline Blue Lake Crystal Earth La Salle Watonwan Madelia Minnesota Good 4.5 Thunder Saint Miles

**Nicollet County** 16a) Total Rental Units in 1 Unit Buildings McLeod 0-31 units Arlington 32-60 Scott 61-89 **Gaylord** Renville Stibley Winthrop 90-127 Gibbon Fairfax Henderson 128-585 Le Sueur Lafayette Le Sueur Nicollet Evan Saint Peter Saint Peter Sleepy Eye Kasota Nicollet Le Sueur Courtland Brown Mankato North Mankato Eagle Lake Hanska Skyline Blue Lake Crystal Earth La Salle Watonwan Madelia Minnesota Housing Good Thunder 4.5 Miles



**Nicollet County** 16c) Total Rental Units in 10-49 Unit Buildings McLeod 0-4 units Arlington 5-37 Scott 38-92 Sibley Gaylord Renville 93-211 Winthrop Fairfax Gibbon Henderson 212-1,439 Le Sueur Lafayette Le Sueur **Nicollet** Evan Saint Peter Eye Kasota Nicollet Le Sueur Brown -Mankato-North Mankato Eagle Mankato Lake Hanska Blue Lake **Earth** La Salle Watonwan Madelia Minnesota Good 4.5 Thunder Saint Miles



17a) Total Rental Units - 0 Bedroom **Nicollet County** -McLeod-Arlington 1-5 units Scott 6-10 Gaylord Renville Sibley Winthrop 11-26 Fairfax Gibbon 27-639 Lafayette Le Sueur Nicollet Evan Saint Peter Sleepy Kasota Nicollet Le Sueur Courtland **Brown** Mankato-North Mankato Eagle Mankato Lake Hanska Blue Lake Crystal **Earth** La Salle Watonwan Madelia Minnesota Housing Good 4.5 Thunder Saint Miles

17b) Total Rental Units - 1 Bedroom **Nicollet County** -McLeod-0-14 units Arlington 15-53 Scott 54-117 Gaylord Renville Sibley 118-238 Winthrop Fairfax Gibbon Henderson 239-1,404 Lafayette Le Sueur Nicollet Evan Sleepy Eye Kasota Nicollet Le Sueur Brown Mankato-Mankato North Mankato Eagle Lake Hanska Blue Lake Crystal **Earth** La Salle Watonwan Madelia Minnesota Good 4.5 Thunder Miles

17c) Total Rental Units - 2 Bedroom **Nicollet County** McLeod 0-38units Arlington 39-82 Scott 83-148 Sibley Gaylord Renville 149-260 Winthrop Gibbon Fairfax Henderson 261-1,183 Lafayette Le Sueur **Nicollet** Evan Saint Peter Sleepy Kasota Nicollet Le Sueur **Brown** Mankato-North Mankato Eagle Lake Mankato Hanska Skyline Blue Lake Crystal **Earth** La Salle Watonwan Madelia Minnesota Housing Good 4.5 Thunder Miles

**Nicollet County** 17d) Total Rental Units - 3+ Bedroom McLeod-0-43 units Arlington 44-72 Scott 73-99 Renville Sibley Winthrop 100-144 Gibbon Fairfax Henderson 145-1,240 Le Sueur Lafayette Le Sueur Nicollet Evan Saint Peter Saint Reter Sleepy Eye Kasota Nicollet Le Sueur Courtland Brown -Mankato-Mankato Hanska Blue Lake Crystal Earth La Salle Watonwan Madelia Minnesota Housing Good Thunder 4.5 Miles

18) Median Homeowner Costs (for households with a mortgage, by region) **Nicollet County** McLeod Greater Arlington Minnesota Scott 0- \$1,018 Gaylord Renville Sibley Winthrop \$1,019 - \$1,137 Fairfax Gibbon Henderson \$1,138 - \$1,240 \$1,241 -\$1,380 \$1,381 - \$1,986 Lafayette **NonTwin Cities** Le Sueur **MSA** \$0- \$1,136 \$1,137 - \$1,263 Nicollet Evan \$1,264 - \$1,415 \$1,416 - \$1,576 Saint Peter Sleepy \$1,577 - \$2,275 Eye Kasota Nicollet Le Sueur **Twin Cities 7 Brown** County Mankato \$1,591 - \$1,718 Mankato Eagle Lake Mankato Hanska Blue Lake Crystal Earth La Salle Watonwan Madelia Good 4.5 Thunder Saint Miles

19) Homeownership Rate **Nicollet County** McLeod 0-57.5% Arlington 57.6-72.9% Scott 73.0-82.6% Gaylord Renville Sibley 82.7-89.3% Winthrop Fairfax Gibbon Henderson 89.4-100% Lafayette Le Sueur Nicollet Evan Saint Peter Sleepy Eye Kasota Nicollet Le Sueur Courtland Brown Mankato Mankato North L Mankato Eagle Lake Mankato Hanska Lake Crystal Blue Earth La Salle Watonwan Madelia Minnesota Good Thunder 4.5 Saint Miles

20) Foreclosure Index **Nicollet County** McLeod 0-50 (index) Arlington 51-100 Scott 101-150 Gaylord Renville Sibley Winthrop 150-200 Fairfax Henderson >250 Lafayette Nicollet Evan Sleepy Eye Kasota Nicollet Le Sueur \* data allocated to census tracts **Brown** from zip code. Index rate based on statewide Mankato= average of 100. The index is based on each tract'spost-sale/REO rate - the number of North L loans that are in post-sale foreclosure or REO Mankato Eagle divided by the number of households in each Lake Hanska census tract. Each tract is divided by the Blue Lake regional rate to compute the index. In Crystal the Metro, the comparison is of state rates. In Greater Minnesota, the La Salle comparison is to Greater MN communities. Watonwan Madelia

Saint

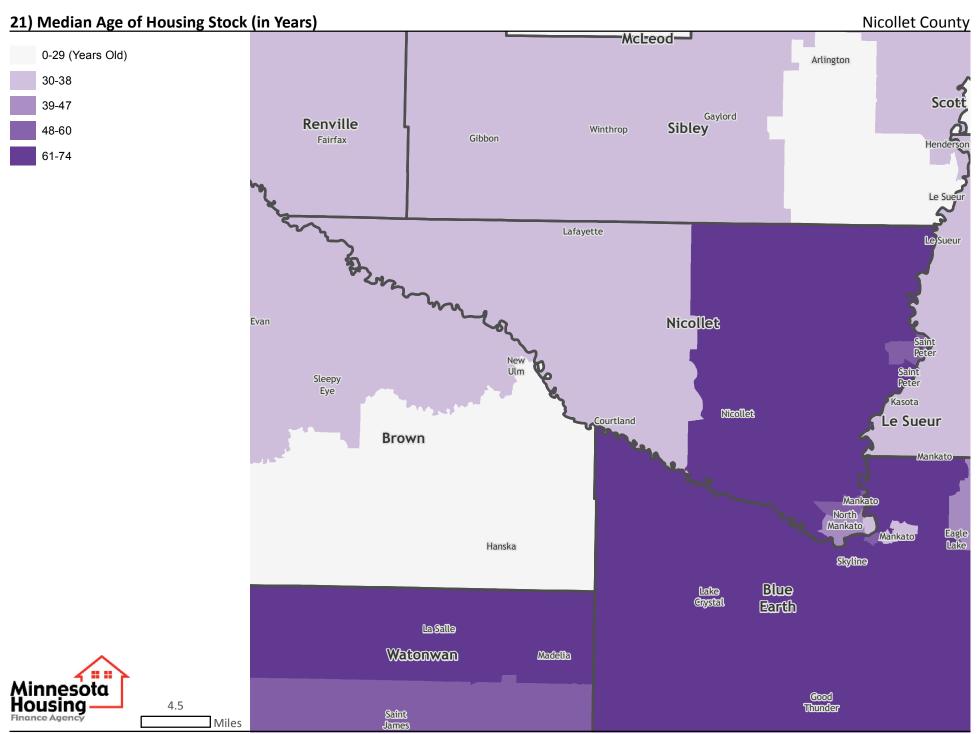
4.5

Miles

Minnesota

Good

Thunder



22a) Percentage of Owned Units Built Before 1950 **Nicollet County** McLeod 0-4.1% Arlington 4.2-13.9% Scott 14.0-28.2% Sibley Gaylord Renville Winthrop 28.3-48.8% **Gibbon** Fairfax Henderson 48.9-100% Lafayette Le Sueur Nicollet Evan Saint Peter Sleepy Eye Kasota Nicollet Le Sueur Courtland Brown -Mankato-North Mankato Eagle Hanska Lake Skyline Blue Lake Crystal Earth La Salle Watonwan Madelia Minnesota Housing Good Thunder 4.5 Saint Miles

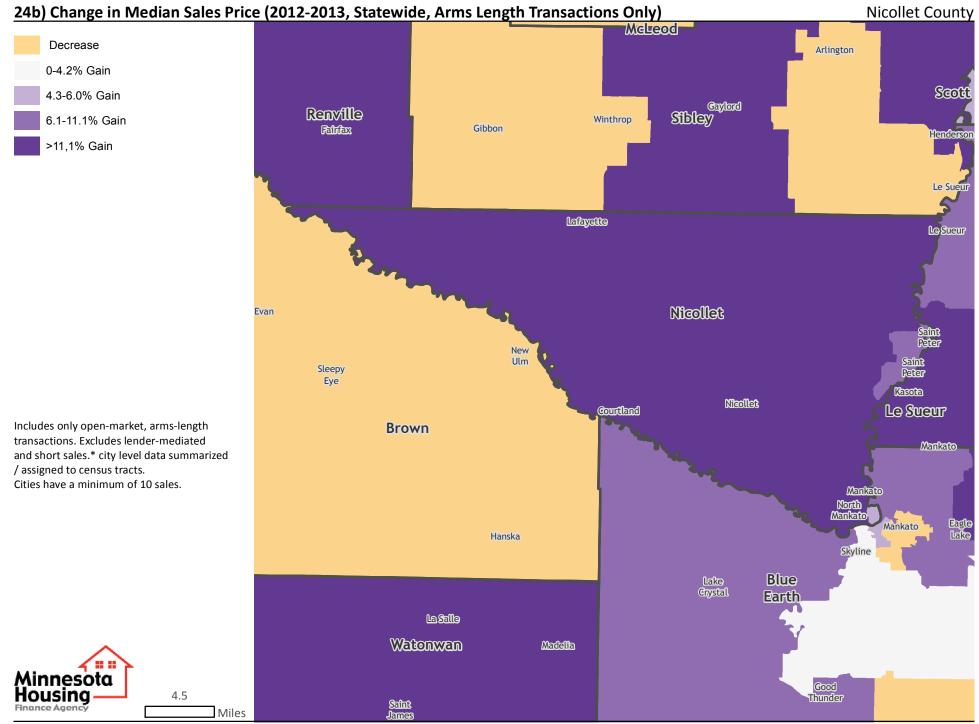
22b) Percentage of Owned Units Built 1950-1979 **Nicollet County** McLeod 0-18.4% Arlington 18.5-29.1% Scott 29.2-36.5% Sibley Gaylord Renville 36.6-51.0% Winthrop Fairfax Gibbon Henderson 51.1-100% Lafayette Le Sueur Nicollet Evan Saint Peter Sleepy Kasota Nicollet Le Sueur **Brown** Mankato Eagle Lake Hanska Blue Lake Crystal Earth La Salle Watonwan Madelia Minnesota Good 4.5 Thunder Miles

22c) Percentage of Owned Units Built 1980 and Later **Nicollet County** -McLeod-0-11.1% Arlington 11.2-23.8% Scott 23.9-41.6% Gaylord Renville Sibley 41.7-59.6% Winthrop Fairfax Gibbon Henderson 59.7-100% Lafayette Le Sueur **Nicollet** Evan Saint Peter Sleepy Eye Kasota Nicollet Le Sueur **Brown** Mankato Mankato Mankato Hanska Blue Lake Crystal **Earth** La Salle Watonwan Madelia Minnesota Good 4.5 Thunder Saint Miles

23a) Median Home Sales Price in 2014 (Metro Only, All Transactions) **Nicollet County** McLeod -Insufficient Data Arlington \$164,701-\$189,960 Scott Sibley \$189,961-\$213,000 Renville Winthrop' Gibbon Fairfax, Lafayette Nicollet Nicollet Courtland Lé Suéur Includes all transactions. Brown Excludes zip codes with fewer than 10 sales. Data allocated to tracts from zip code data. North E Data available only for Twin Cities Metro. Mankato' Mankato Hanska **Blue** Crystal Earth La Salle Watonwan Madelia Good' 4.5 Thunder

23b) Median Homes Sales Price in 2013 (Statewide, Arms Length Transactions Only) **Nicollet County** McLeod— 0-\$138,378 Arlington \$138,379 - \$173,875 \$173,876 - \$200,000 Gaylord Renville Sibley Winthrop \$200,001 - \$226,657 Gibbon Fairfax \$226,658 - \$469,500 Lafayette Nicollet Evan Saint Peter Sleepy Kasota Nicollet Le Sueur Includes only open-market, arms-length **Brown** transactions. Excludes lender-mediated Mankato and short sales.\* city level data summarized / assigned to census tracts. Cities have a minimum of 10 sales. North Mankato Hanska Blue Lake Crystal La Salle Watonwan Madelia Good 4.5 Thunder Saint Miles

24a) Change in Median Sales Price (2013-2014, Metro Only, All Transactions) **Nicollet County** McLeod — Insufficient Data Arlington Decrease Scott Sibley >9.4% Gain Renville Winthrop Gibbon Fairfax, Hendersor Lafayette Nicollet Sleepy Kasota Nicollet Courtland Lé Suéur Includes all transactions. Brown Excludes zip codes with fewer than 10 sales. Mankato = \* data allocated to tracts from zip code data. Data available only for Twin Cities Metro. Mankato North C Mankato Eagle Mankato Hanska **Blue** Crystal Earth La Salle Watonwan Madelia Good' 4.5 Thunder Miles



25) Average Month's Supply of Homes for Sale (Metro Only) **Nicollet County** McLeod -Insufficient Data Arlington 2.9-3.3 Scott Sibley 3.4-7.6 Renville Winthrop' Gibbon Fairfax, Lafayette Nicollet Kasota Nicollet Courtland Le Sueur For 4th Quarter 2014 Brown Data allocated to tracts from zip code data. Data available only for Twin North C Cities Metro. Mankato Mankato/ Hanska **Blue** Crystal Earth La Salle Watonwan Madelia Minnesota Good' 4.5 Thunder Miles

Source: Minnesota Housing analysis of NorthstarMLS data provided by the Minneapolis Area Association of REALTORS® and 10K Research and Marketing



4.5



4.5 Miles Watonwan

Madelia

Good

Thunder

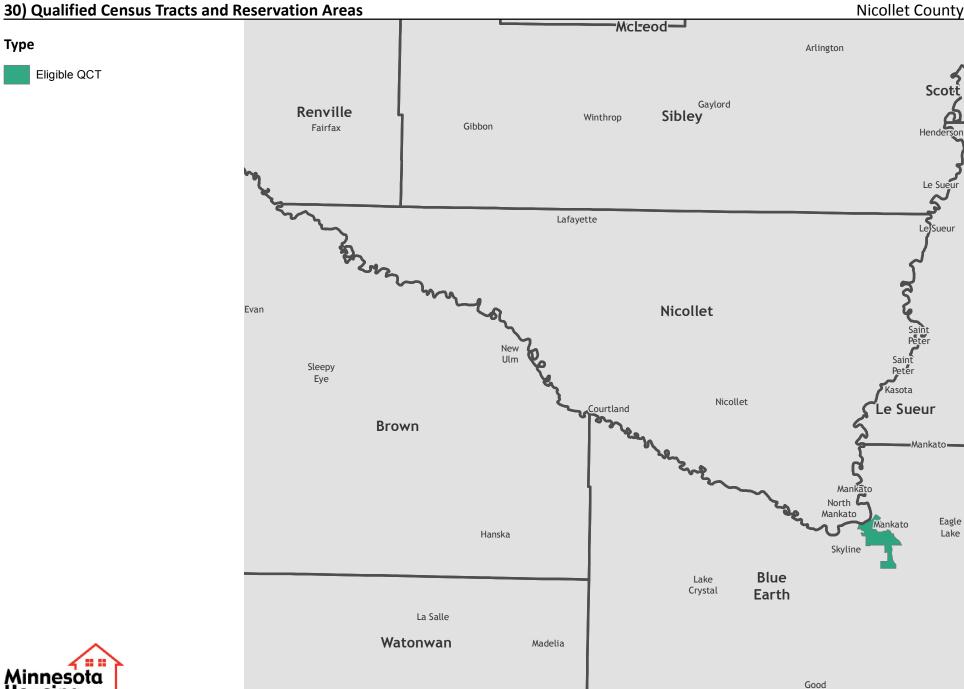
28) Workforce Housing Areas **Nicollet County** -McLeod-Type Arlington Job Center and Growth Community Scott Job Growth Community Gaylord Renville Sibley Winthrop Job Growth and Long Commute Fairfax Gibbon Hendersor Community Long Commute Community Lafayette Nicollet Evan Sleepy Kasota Nicollet Le Sueur **Brown** Mankato -North 6 Mankato Eagle Lake Hanska Skyline Blue Lake Crystal **Earth** La Salle Watonwan Madelia Good 4.5 Thunder Saint Miles

29) Rural Designation **Nicollet County** McLeod Type Arlington Rural Area Scott Gaylord Renville Sibley Winthrop Fairfax Henderson Le Sueur Nicollet Evan Saint Peter Saint Peter Sleepy Eye Kasota Nicollet Le Sueur Courtland **Brown** Mankato Mankato North Mankato Eagle Lake Mankato Skyline Blue Lake Crystal **Earth** La Salle Watonwan

> Saint James

4.5 Miles

Good Thunder



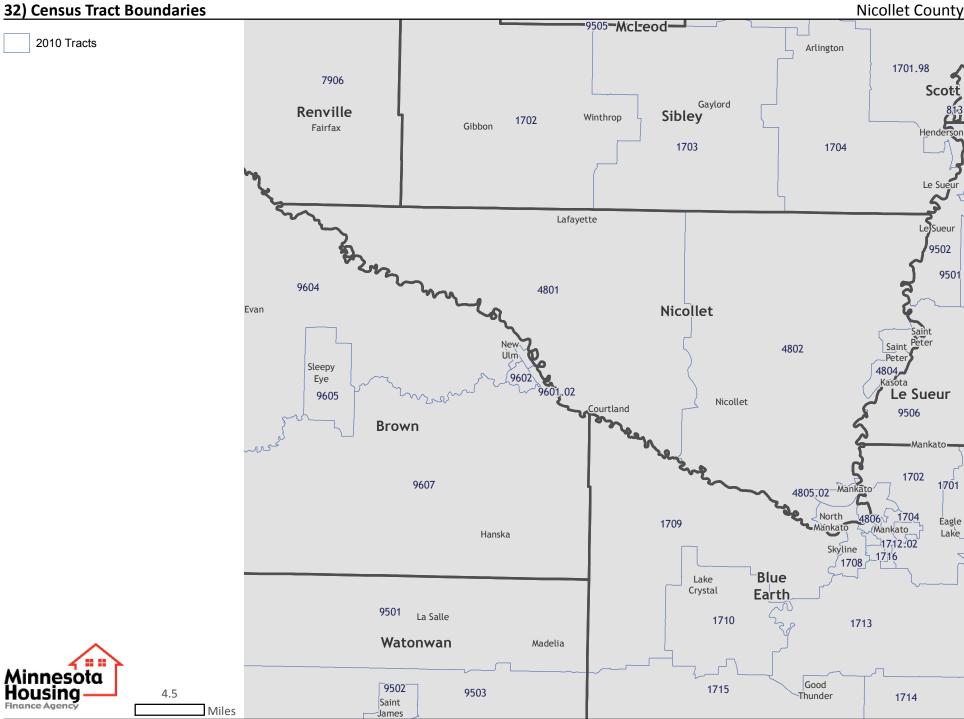
Miles

Saint

4.5

Thunder

Miles



33) Regional Areas of Analysis

Greater Minnesota

Non Metro MSA

Twin Cities 7 County Metro

For analysis purposes, Minnesota Housing breaks the state into three regions for evaluating jobs, incomes, and currency based values:

Twin Cities Metro,

Counties outside of the 7 County Metro and in an MSA, and

Greater Minnesota



4.5 Miles

